

PB# 88-12

**George Ross
(SP)**

35-1-45

George Ross

~~LARRY CHARRINO~~ SITE PLAN

Approved 88-12
9/2/88

565-9239

565 7972 - Home

General Receipt		10148
TOWN OF NEW WINDSOR 555 Union Avenue New Windsor, N. Y. 12550		
Received of		<u>September 1, 1988</u> <u>Ann Sciarino</u> \$ <u>173.00</u>
For		<u>One Hundred Seventy Three and 00/100</u> DOLLARS <u>Engineering Fee \$73.00 Site Plan Application</u> <u>88-12</u>
DISTRIBUTION		
FUND	CODE	AMOUNT
<u>Ch#</u>	<u>1421</u>	<u>173.00</u>
By		<u>Pauline H. Townsend</u> <u>Town Clerk</u> Title

Williamson Law Book Co., Rochester, N. Y. 14609

County File No. <u>NWT 21-88 M</u>
COUNTY PLANNING REFERRAL (Mandatory County Planning Review under Article 12-B, Section 239, Paragraphs 1, m & n, of the General Municipal Law)
Application of <u>George Ross</u> for a <u>Site Plan @ NYS Rte. 32</u> County Action: <u>Local Determination</u>
LOCAL MUNICIPAL ACTION The Above-cited application was: Denied Approved Approved subject to County recommendations
(Date of Local Action) (Signature of Local Official)
This card must be returned to the Orange County Department of Planning within 7 days of local action.

CP#	1421	17300

by Tolson Clerk
Title

Williamson Law Book Co., Rochester, N. Y. 14609

County File No. NWT 21-88 M

COUNTY PLANNING REFERRAL
(Mandatory County Planning Review under Article 12-B,
Section 239, Paragraphs 1, m & n, of the
General Municipal Law)

Application of George Ross
for a Site Plan @ NYS Rte. 32
County Action: Local Determination

LOCAL MUNICIPAL ACTION
The Above-cited application was:
Denied Approved
Approved subject to County recommendations

(Date of Local Action)

(Signature of Local Official)

This card must be returned to the Orange County Department of Planning
within 7 days of local action.

General Receipt 9680

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N. Y. 12550

Received of Lawrence Sharrero Cuomo (Paid March 21 19 88) \$ 25.00
Twenty-Five and 00/100 DOLLARS


For Site Plan Application 88-12

DISTRIBUTION

FUND	CODE	AMOUNT
CP# 1811		25.00

By Pauline H. Townsend
Town Clerk
Title

Williamson Law Book Co., Rochester, N. Y. 14609


universal
No. F5 15113

APP MAY 25 1988
AUG 17 ENG 73.00
SITE PLAN 100.00

173.00

~~Universal~~ SITE PLAN
Approved 88-12
9/2/88

TOWN OF NEW WINDSOR PLANNING BOARD
TRACKING SHEET

PROJECT NAME: George Ross

PROJECT NO. : 88-12

TYPE OF PROJECT: Subdivision _____ Site Plan ☒ _____
 Lot Line Change _____ Other (Describe) _____

<u>TOWN DEPARTMENT REVIEWS:</u>	Date	Date	Not
	<u>App'd</u>	<u>Not App'd</u>	

Planning Board Engineer	_____	_____	_____
Highway	_____	_____	_____
Bu. Fire Prev.	<u>5-25-88</u>	<u>4-18-88</u> <u>5-27-88</u>	_____
Sewer	<u>5-25-88</u>	<u>4-12-88</u>	_____
Water	_____	_____	_____
Flood	_____	_____	_____

OUTSIDE DEPT./AGENCY REVIEWS:

DOT	<u>6-3-88 (See Comments)</u>	_____
DEC	_____	_____
O/C PLANNING	<u>4-19-88 (See Comments)</u>	_____
O/C HEALTH	<u>4-15-88 (See Comments)</u>	_____
NYSDOH	_____	_____
OTHER (SPECIFY)	_____	_____

SEOR: Lead Agency Action _____
 Determination _____
 EAF Short _____ Long _____ Submitted _____ Accepted _____
 Proxy: Filed _____ Representative _____

PUBLIC HEARING: Held (DATE) _____ Waived* _____
 Other _____
 (* Minor Subdivision and Site Plans only.)

TIME SEQUENCING:
(SUBDIVISIONS)

Sketch Plan Date	_____	+ 30 days = Action Date	_____
Preliminary P/H Date	_____	+ 45 days = Action Date	_____
Preliminary App'l Date	_____	+ 6 months = Final Resub. Date	_____
Final Plan Date	_____	+ 45 days = Final App'l Date	_____

TIME SEQUENCING:
(SITE PLANS)

Presubmission Conf. Date	_____	+ 6 months = Submittal Date	_____
First Meeting Date	_____	+ 90 days = Final App'l Date	_____

5-25-88

Mr. Paul Cuomo came before the Board representing this proposal.

Mr. Cuomo: This was the Ross site Plan when we asked for Phase One approval there was some discussion by various people on the Planning Board. There was some input here on the Drive-in Photo. We had it blocked off last time, so we unblocked it. The dumpsters, we closed the dumpsters in a wall. There is a detail there on that.

Mr. Van Leeuwen: What about George Ross. Have you talked to him to come in?

Mr. Cuomo: I haven't seen George. I will have to certainly talk to him.

Mr. Mc Carville: Are these curbs existing now?

Mr. Cuomo: No.

Mr. Van Leeuwen: Yes, they are.

Mr. Cuomo: Yes, some of them are.

Mr. Van Leeuwen: We have to make a decision here if we approve this part of it, are we going to be able to bring Grove Ross in to clean up the rest of it?

Mr. Cuomo: He has an application.

Mr. Scheible: It is not a guarantee but I am sure Mike can go down and fill a book up to get him in here.

Mr. Cuomo: He also expressed to me that he wants to do something with the site beyond Phase One. But I think if--

Mr. Mc Carville: You said he has an application in?

Mr. Cuomo: This is his application.

Mr. Mc Carville: Does he have another application?

Mr. Cuomo: No, it is all on one application. Phase One, Phase Two. I just gave you one drawing because I am looking for approval of Phase One.

Mr. Van Leeuwen: Can we see Phase Two?

Mr. Cuomo: Yes.

Mr. Mc Carville: The problem I have with approving this is that we are enabling a guy that is in violation to continue making additional monies off of his property by approving this.

Mr. Van Leeuwen: I just talked to Mike and I asked Mike how he feels about it and I am not pro and con, and Mike said he spoke to George Ross and he was in to see him I didn't hear what he had to say.

Mr. Babcock: He came in and saw me when this was going on and what his intentions are and I talked to him bout changing the building, moving from building to building. There's been so much moving that I cnt even truthfully keep up with what is going on and he said he wasn't quite aware the he had to-- there was a change of use and he had to file site plan and so on. But his plan is to connect some of those buildings and to clean up this and clean up that. He cam in to see me and I listened to what he had to say.

Mr. Scheible: Ho long ago was that?

Mr. Babcock: Just after he got out of the hospital which was I would say, approximately a month ago.

Mr. Lander: Whether you approve or disapprove he's still got to pay the rent.

Mr. Van Leeuwen: What is preventing him from going--we have to get this situation cleaned up. It is an eyesore for New Windsor, as ar as we are concerned.

Mr. Babcock: As far as that building is concerned, that was a little gift shop in there that was in there recently. I lookin into it quite hard to see what I could do at that point and it wasn't a change of use and to be honest if nothing happens there, to do anything with that property, he can continue to rent that as a retail sales which gifts, which is shoes. He can use that, George Ross has the use of that building. So, if nothing is done here, it is never going to change. That is my feeling.

Mr. Van Leeuwen: I am not in favor of hurting this man but he want out and rented a building and didn't get a lawyer involved. That is not our fault either. The other thing we look at it this way, we get one corner cleaned up, we might have another chance to get the rest of it.

Mr. Mc Carville: I make a motion that the Planning Board of the Town of New Windsor approve the George Ross Phase One Site Plan.

Mr. Schiefer: I will second that.

Mr. Lander: This is a take out pizza only, Right?

Mr. Cuomo: Right. There are no tables.

ROLL CALL:

MR. LANDER	AYE
MR. JONES	NAY
MR. PAGANO	AYE
MR. MC CARVILLE	NAY
MR. VAN LEEUWEN	NAY
MR. SCHIEFER	AYE
MR. SCHEIBLE	AYE



McGOEY and HAUSER
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE. (ROUTE 9W)
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640
PORT JERVIS (914) 856-5600

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
Associate

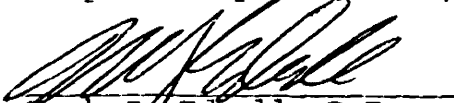
Licensed in New York,
New Jersey and Pennsylvania

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: LORENZO PIZZA SITE PLAN
(PHASE I OF ROSS SITE PLAN)
PROJECT LOCATION: ROUTE 32
PROJECT NUMBER: 88-12
DATE: 25 MAY 1988

1. A revised plan has been submitted for the Phase I portion of the Ross Site Plan, which involves the Lorenzo Pizza takeout business.
2. It is my understanding that this plan is intended only as a Phase I plan. The overall site will be reviewed as part of the Phase II submittal. In light of this understanding, I find the layout of the parking facilities acceptable for this purpose. Such parking layout may be revised as part of the Phase II overall site evaluation.
3. The Board may wish to discuss with the applicant the means for access by garbage haulers to the two (2) dumpsters indicated on the plan. The block enclosure appears to restrict all mechanical access.
4. It is recommended that the curbs and finished pavement course not be installed as part of the Phase I improvements. It is my understanding that the concept of painting temporary parking stall lines on the binder course was agreed to, with the finished pavement course placed after review and approval of the overall site development. At that time, new parking and traffic painting could be performed.

Respectfully submitted,


Mark J. Edsall, P.E.
Planning Board Engineer

MJE.emj

lorenzo.emj

5-18-88
Mr. Paul Cuomo came before the Board representing this proposal along with Larry Scirenino.

Mr. Cuomo: We are here asking for final approval on phase one. Phase two would be subject to coming in again. However, we realize phase two would be much more extensive project. Phase one would end up here. I just wanted to delineate phase one from phase two. These maps are the same, phase one and phase two would -- I have a complete application for phase two and phase one.

Mr. McCarville: This transmission business is in phase one?

Mr. Cuomo: No, I am saying that the building here, the Fotomat and the pizza take-out would be in phase one.

Mr. McCarville: There is nothing that identifies phase one.

Mr. Edsall: Is this still valid for phase one?

Mr. Cuomo: Yes. Phase two can add onto phase one. Phase one is the first step. There will be duplication. Phase two will coordinate with phase one. We'd like to get phase one approved so we can get something down there, a little improvement. We will blacktop this area immediately, if not sooner.

Mr. Scheible: I suggest on the blacktopping, what they just put down first is a rough coat and stripe it.

Mr. Cuomo: Temporary striping and we immediately follow up with phase two with Mr. Ross. Then, when the entire area is being blacktopped, then he comes along and puts the final coat on the phase one, also, all at one time so it will work the same.

Mr. Van Leeuwen: Is the owner here tonight?

Mr. Cuomo: No, he is not.

Mr. Scheible: Would have to be striped, then the parking may be rearranged when the whole thing is completed.

Mr. Lander: What happens to the drive-in Photo?

Mr. Cuomo: I didn't tell everyone here that space will have to be taken out because they do drive in here.

Mr. Edsall: Why don't you eliminate the drive-in window?

Mr. Cuomo: They are asking for approval of the tank. I think they already approved it.

Mr. Babcock: Relocation is Planning Board.

Mr. Cuomo: The owner is Larry Scirenino. So if you have any questions on what he is going to do, he is only going to do a take-out, no sit-down.

Mr. Schiefer: You are going to make the pizza there?

Mr. Scirenino: Yes.

Mr. Schiefer: Make them and take them with you?

Mr. Scirenino: Yes.

Mr. Van Leeuwen: I have no objection to what you are trying to do. What I have objection to is the guy that owns the place who is never going to do nothing. He is never going to do anything. It is a regular garbage dump in there. That whole piece of property in the back, on the side, I have looked at that property before. I also know the man that owns it. He is not going to do anything. I don't think it is fair to hold you up. But I would like to figure out a way where we can get him to finish the rest of it because it is an eyesore as far as New Windsor is concerned and one of the biggest eyesores on Route 32.

Mr. Schiefer: He owns the pizza business and nothing else?

Mr. Cuomo: He owns the business.

Mr. Scheible: The way I look at it, all these years it's looked like a dump. For the first time, we have someone who comes in here who is willing to get it started, to be cleaned up. At least he is a start, which has not been accomplished up to

this point. Whoever approved all this years ago should never have let it happen. It gives us a start to get the area cleaned up. We can just forget about it or start improving it right now.

Mr. Van Leeuwen: I think we ought to put it on our tour.

Mr. Scheible: I was down there, we said everybody can go and make their own inspection.

Mr. Schiefer: I see it every day.

Mr. Pagano: There should be a dedicated area for the dumpsters, something like that.

Mr. Van Leeuwen: Perhaps if he's got take-out, he doesn't need the parking spaces.

Mr. Pagano: He is going to have more volatile garbage. We don't want a free-standing dumpster laying around.

Mr. Van Leeuwen: He can put the garbage back here and enclose it.

Mr. Cuomo: We can put a fence over here.

Mr. Van Leeuwen: The garbage area should be fenced in with a closed stockade fence with a gate in front of it.

Mr. Scheible: On a concrete slab.

Mr. Van Leeuwen: If it is blacktopped, it is good enough. How many years lease

Mr. Scirenino: Five and five.

Mr. Cuomo: We have eleven spaces for cars. We can take out these four spaces and put in these.

Mr. Van Leeuwen: Just put the dumpster in an enclosed area.

Mr. Lander: I am not too crazy about the stockade fence going around the dumpsters. Just take a look at the eatery on the other side. It is a shambles. The stockade fence is not going to make it. Maybe you can make it out of cinder block with a gate in the front. Many eateries in New Windsor do have that.

Mr. Jones: This guy, Ross, should be brought before this Board.

We should get an agreement with him to clean that dump up. That is my feeling.

Mr. McCarville: You are saying get a commitment before we tackle this.

Mr. Jones: That is right.

Mr. Schiefer: I hate to see this man held up because of this.

Mr. Van Leeuwen: I'd like to see attorney write a letter and have the building inspector and supervisor sign it. I called the DEC to go down there and I don't think anything has been done.

Mr. McCarville: Is the condition still existing?

Mr. Van Leeuwen: They did, but there is still transmissions laying there, the oil is still running into the stream.

Mr. Scheible: Were there any C.O.'s issued for any of these buildings in here because one of them is quite new, right?

Mr. Babcock: I have never issued any C.O.'s on any of those buildings.

Mr. Lander: He came out with the front of the building after the fire.

Mr. Van Leeuwen: He did add a little bit?

Mr. Lander: Yes.

Mr. Babcock: Has there ever been a site plan on this?

Mr. Van Leeuwen: Not to my knowledge.

Mr. Babcock: That is a problem. If you don't have an existing site plan to see what the modification was, how do you say what was done?

Mr. Van Leeuwen: I think we should bear down on this guy hard, but I don't want to see this guy suffer either.

Mr. Scheible: When did you start paying rent?

Mr. Van Leeuwen: Are you paying rent now?

Mr. Scirenino: I pay \$800.00 a month.

Mr. Scheible: How many months rent?

Mr. Scirenino: One year and spent \$10,000.00 inside. I changed the windows, I changed the floor, everything brand new. Cost me \$25,000.00 to open, now one year of rent.

Mr. Van Leeuwen: I make a motion that we approve this and cite him for violations.

Mr. Babcock: We have a serious problem with this plan, with the propane tank in the back for the cooking. You know with the new tank ordinance that has to be approved by the Planning Board. It's been all scaled out by the Fire Inspector, by the Fire Bureau. Everything has been done and it's been in contract to do this and I can't give the building permit to put the tank in.

Mr. Van Leeuwen: Why not?

Mr. Babcock: Because I have to wait for you to say it's been approved.

Mr. Van Leeuwen: As far as I am concerned, he can put it in.

Mr. Babcock: He needs the site plan approval for that.

Mr. Scheible: Go back and prepare a new set of plans showing the dumpsters in the proper area with blacktop or concrete slab and drive-in window and remove the parking space by the drive-in window.

Mr. Rones: For his protection, before he gets any farther down the primrose path, let's make sure we get this plan approved before he puts the tank in, before adding insult to injury.

Mr. Cuomo: I will have it into Mike tomorrow.

Mr. Edsall: I agree with Henry's suggestion that the base course be put in when the remainder is done, if the traffic has to be rearranged, you have to change the traffic pattern. It is very easy.

Mr. Cuomo: Put in dense binder.

Mr. Scheible: Thank you.

ROSS SITE PLAN (8-12)

5-11-88

Mr. Paul Cuomo came before the Board representing this proposal.

Mr. Cuomo: We have two drawings on this.

Mr. Scheible: I want to bring this out. The reason I am bringing this, we are going to bring it in a phase. This is the only way we are going to get this place cleaned up. This guy, Paul, do you want to explain this?

Mr. Cuomo: The pizza guy rented this store nine months ago from George Ross and unbeknownst to the pizza guy, the change of use requires a parking layout site plan approval. You are talking here a large plot and the guy just says we will do it. George just dumped the whole thing on the pizza guy. How can we ever possibly ever get this in place with that kind of an attitude? What I am trying to do is lay this out in one general site plan for approval and trying to do it in phases. The pizza people, they are willing to pave this portion and curb it. Whatever they have to do.

Mr. Scheible: This guy is willing to do everything. He wants to open up this little pizza joint and he is willing to do anything that he has to do. He will go in there. This is the only way we are going to be able to clean this up. So now we have a discussion to bring phase two in right away after this which will include the whole rest of this mess.

Mr. Edsall: Show a time frame on the plan and under the SEQR, you can break it down as a phase project. If he doesn't comply, he'd be violating the site plan approval. He would be violating the information he provided under the SEQR review. That way, you'd have a lock into him.

Mr. Van Leeuwen: I want to go down and take a look at this place.

Mr. McCarville: I think we ought to walk all of it.

Mr. Scheible: Thank you.

Mr. Van Leeuwen: I make a motion that the May 11, 1988 Town of New Windsor Planning Board meeting be adjourned.

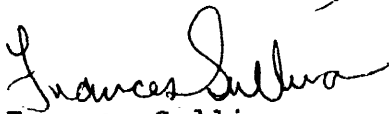
Mr. McCarville: I will second that motion.

ROLL CALL:

MR. PAGANO	AYE
MR. JONES	AYE
MR. LANDER	AYE
MR. MC CARVILLE	AYE

MR. VAN LEEUWEN
MR. SCHIEFER
MR. SCHEIBLE

AYE
AYE
AYE


Frances Sullivan
Stenographer



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CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE. (ROUTE 9W)
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640
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RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
Associate

Licensed in New York,
New Jersey and Pennsylvania

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: ROSS SITE PLAN
PROJECT LOCATION: ROUTE 32 (WEST SIDE)
PROJECT NUMBER: 88-12
DATED: 11 MAY 1988

1. The applicant has submitted a site plan for review which involves development of an existing parcel for a combination of five (5) uses. These uses include a pizza takeout establishment, a photomat, transmission repair facility, business office and residential dwelling.
2. The applicant should verify that the proposed development is entirely within the PT Zone. In addition, the bulk table requirements should be verified.
3. The plan indicates a two phase development for the site. It is my recommendation that the Board not consider such an approach since the parking and access points should be considered on a common basis.
4. The Board should note that the Orange County Department of Planning has recommended that the southerly curb cut be eliminated and a single access be provided. This should be further discussed.
5. The plan indicates that a certain amount of "existing pavement" exists on the site. A field review indicates that a good amount of the existing pavement is in extreme disrepair. Consideration should be given to adequate improvement of all parking areas such that striping and internal movement can be controlled.
6. The applicant may wish to review the details for the pavement as shown; same indicates only a binder course, no finished top pavement course.
7. The plan indicates a single catch basin located near the north side of the photomat. It is questioned whether any further drainage provisions will be made and how the run-off from the paved surfaces will be properly directed off the site.

11 May 1988

8. The Board may wish to discuss landscaping and site lighting with the applicant.

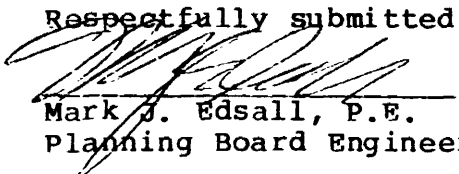
9. I am concerned with regard to some of the parking space locations as indicated. Some of these concerns are as follows:

- a. It is not understood how vehicles will be able to enter and exit the parking space(s) located between the transmission building and photomat.
- b. An adequate number of handicapped parking spaces is not provided (2 are required, 1 is shown).
- c. The size of the single handicapped space does not comply with minimum requirements.
- d. The 20 foot spacing between the rear of the central parking spaces and the photomat building appears inadequate.
- e. The location of the single handicapped space appears inappropriate since exiting maneuvers would place the handicapped person's vehicle directly at a curb cut entrance/exit.

10. It should be verified, for the record, that no seating will be provided within the pizza takeout facility. Also, the Planning Board should verify if the use would be considered a retail store for parking requirement determination, if no seats are provided.

11. At such time that the Board makes further determinations regarding this plan and additional information is provided, further engineering review will be made and comments provided as necessary.

Respectfully submitted,


Mark J. Edsall, P.E.
Planning Board Engineer

MJEcao
Ross.cao

5-9-88

George Ross

88-12

REC'D. R4

MAY 23 1988

BUILDING INSPECTOR, P.B. ENGINEER, FIRE INSPECTOR,
WATER, SEWER, HIGHWAY REVIEW FORM:

D. P. W.

The maps and plans for the Site Approval _____
Subdivision George Ross as submitted by
_____ for the building or subdivision of
_____ has been
reviewed by me and is approved _____,
disapproved _____.

If disapproved, please list reason.

Curbing should be brought up to Present
Standards.

Don Grant

HIGHWAY SUPERINTENDENT

My S. D. T.

WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

6/3/88
DATE

Ross Site Plan 88-24

5-24-88

BUILDING INSPECTOR, P.B. ENGINEER, FIRE INSPECTOR, D.O.T. O.C.H. O.C.P.
SEWER, HIGHWAY REVIEW FORM: D. P. W.

The maps and plans for the Site Approval _____
Subdivision _____ as submitted by
Paul V. Cuomo PE for the building or subdivision of
Joe Cocenz's Pizza has been
reviewed by me and is approved ✓
disapproved _____.

If disapproved, please list reason.

There is an existing $\frac{3}{4}$ " service line for this
Property. Tapped off of willow - see water
dept.

HIGHWAY SUPERINTENDENT

Steve B. D. 10
WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

5-25-88
DATE

5-9-88

George Ross

88-12

BUILDING INSPECTOR, P.B. ENGINEER, FIRE INSPECTOR, D.O.T. O.C.H. O.C.P.
WATER, ~~REVIEW~~ HIGHWAY REVIEW FORM: D. P. W.

The maps and plans for the Site Approval ✓
Subdivision _____ as submitted by
Paul V. Cunha, P.E. for the building or subdivision of
Joe Lorenzo's Plaza has been
reviewed by me and is approved ✓
disapproved _____.

If disapproved, please list reason.

Sewer line is available.

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

William D. Moten Jr.
SANITARY SUPERINTENDENT

May 25, 1988
DATE

TOWN OF NEW WINDSOR
BUREAU OF FIRE PREVENTION
SITE PLAN REVIEW FORM

PLANNING BOARD

REFERENCE NUMBER: 88-12

FIRE BUREAU

REFERENCE NUMBER: 88-22

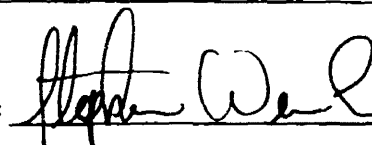
SITE PLAN FOR: GEORGE ROSS

ADDRESS: 99 EDGEWOOD DRIVE, CENTRAL VALLEY, N.Y. 10917

The aforementioned site plan or map was reviewed by the BUREAU OF FIRE PREVENTION at a meeting held on 19 APRIL 19 88.

☒ The site plan or map was approved by the BUREAU OF FIRE PREVENTION.

☐ The site plan or map was disapproved by the BUREAU OF FIRE PREVENTION for the following reason(s).

SIGNED: 



COUNTY OF ORANGE

LOUIS HEIMBACH, County Executive

Department of Health

124 MAIN STREET
COSHEN, NEW YORK 10924 TEL: 914-294-7961

Walter O. Latzko
President, Board of Health

April 15, 1988

RE: Ross Site Plan 88-12
Town of New Windsor

Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, NY 12550

Gentlemen:

Since this site plan envisions the construction of a Pizza take-out, there is Health Department concern.

We require submission and approval of layout plans for all food service submissions. This includes the establishment and the provisions for water and sewage service.

Very truly yours,

M. J. Schleifer, P.E.
Assistant Commissioner

MJS:dlb

cc: File



Louis Heimbeck
County Executive

**Department of Planning
& Development**

124 Main Street
Goshen, New York 10924
(914) 294-5151

Peter Garrison, Commissioner
Richard S. DeTurk, Deputy Commissioner

**ORANGE COUNTY DEPARTMENT OF PLANNING & DEVELOPMENT
239 L, M or N Report**

This proposed action is being reviewed as an aid in coordinating such action between and among governmental agencies by bringing pertinent inter-community and Countywide considerations to the attention of the municipal agency having jurisdiction.

Referred by Town of New Windsor Planning Board D P & D Reference No. NWT 21-88 M
County I.D. No. 35 / 1 / 45

Applicant George Ross

Proposed Action: Site Plan- NYS Rte. 32

State, County, Inter-Municipal Basis for 239 Review within 500 feet of NYS Rte. 32

County Effects: TO avoid potential "friction points" and to reduce the number of curb-cuts
unto Rte. 32, only one means of egress and ingress should exist. The driveway located near
the Photo-Mat should be eliminated. The Board should consider how appropriate the driveway is
with an utility pole situated in the center of the proposed driveway. Also, the site distance
should be shown on the plan.

Related Reviews and Permits NYSDOT

County Action: XXXXX Local Determination _____ Approved _____ Disapproved _____

Approved subject to the following modifications and/or conditions: _____

April 19, 1988
Date

Peter Garrison
Commissioner

☐ Postcard Returned
Date _____

✓
Resub Plan 88-12

BUILDING INSPECTOR, P.B. ENGINEER, FIRE INSPECTOR, D.O.T. O.C.H. O.C.P.
WATER, SEWER, HIGHWAY REVIEW FORM: D. P. W.

The maps and plans for the Site Approval _____
Subdivision _____ as submitted by
Paul V. Rawns for the building or subdivision of
35-1-45 has been
reviewed by me and is approved L
disapproved _____.

~~If disapproved, please list reason.~~

- water is available -

HIGHWAY SUPERINTENDENT

Stan D. D.
WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE

Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, NY 12550

(This is a two-sided form)

Date Received _____
Meeting Date _____
Public Hearing _____
Action Date _____
Fees Paid _____

APPLICATION FOR SITE PLAN LOT-LINE CHANGE
OR SUBDIVISION PLAN APPROVAL

1. Name of Project SITE PLAN FOR 35-1-45
2. Name of Applicant GEORGE ROSS Phone 7343-8811
Address 89 EDGEWOOD DRIVE CENTRAL VALLEY NY
(Street No. & Name) (Post Office) (State) (Zip)
(LARRY SHARRINO)
3. Owner of Record GEORGE ROSS Phone 7-343-8811
Address 89 EDGEWOOD DRIVE CENTRAL VALLEY NY
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan PAUL V. CUOMO Phone 561-0448
Address 571 UNION AVE NEW WINDSOR NY 12550
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney _____ Phone _____
Address _____
(Street No. & Name) (Post Office) (State) (Zip)
6. Location: On the WEST SIDE side of ROUTE 32
(Street)
100 feet SOUTH
(Direction)
of WILLOW CANE
(Street)
7. Acreage of Parcel 1.56 8. Zoning District P-1
9. Tax Map Designation: Section 35 Block 1 Lot 45
10. This application is for A SITE PLAN APPROVAL
11. Has the Zoning Board of Appeals granted any variance or a special permit concerning this property? No

If so, list Case No. and Name N/A

12. List all contiguous holdings in the same ownership N/A
Section _____ Block _____ Lot(s) _____

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

OWNER'S ENDORSEMENT
(Completion required ONLY if applicable)

COUNTY OF ORANGE

SS.:

STATE OF NEW YORK

George Ross being duly sworn, deposes and says that he resides at 99 EDGEWOOD DRIVE CENTRAL VALLEY in the County of ORANGE and State of NEW YORK and that he is (the owner in fee) of 35-1-45
(Official Title)

of the Corporation which is the Owner in fee of the premises described in the foregoing application and that he has authorized PAUL CUOMO to make the foregoing application for Special Use Approval as described herein.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

11th day of March 1988

Patricia E. O'Brien
Notary Public

PATRICIA E. O'BRIEN
Notary Public, State of New York
Residing in County of Orange
No. 4061665
Commission Expires Feb. 23, 1990

[Signature]
(Owner's Signature)

[Signature]
(Applicant's Signature)

Engineer
(Title)

REV. 3-87

TOWN OF NEW WINDSOR PLANNING BOARD
SITE PLAN CHECKLIST

ITEM

- | | |
|--|--|
| 1. <input checked="" type="checkbox"/> Site Plan Title | 29. <input checked="" type="checkbox"/> Curbing Locations |
| 2. <input checked="" type="checkbox"/> Applicant's Name(s) | 30. <input checked="" type="checkbox"/> Curbing Through Section |
| 3. <input checked="" type="checkbox"/> Applicant's Address(es) | 31. <input checked="" type="checkbox"/> Catch Basin Locations |
| 4. <input checked="" type="checkbox"/> Site Plan Preparer's Name | 32. <input checked="" type="checkbox"/> Catch Basin Through Section |
| 5. <input checked="" type="checkbox"/> Site Plan Preparer's Address | 33. <input checked="" type="checkbox"/> Storm Drainage |
| 6. <input checked="" type="checkbox"/> Drawing and Revision Dates | 34. <input checked="" type="checkbox"/> Refuse Storage |
| 7. <input checked="" type="checkbox"/> 4"x2" Box for Approval Stamp. | 35. <input checked="" type="checkbox"/> Other Outdoor Storage |
| 8. <input checked="" type="checkbox"/> AREA MAP INSET | 36. <input checked="" type="checkbox"/> Area Lighting |
| 9. <input checked="" type="checkbox"/> Site Designation | 37. <input checked="" type="checkbox"/> Sanitary Disposal Sys. |
| 10. <input checked="" type="checkbox"/> Properties Within 500 Feet of Site | 38. <input checked="" type="checkbox"/> Water Supply/Fire Hydrants |
| 11. <input checked="" type="checkbox"/> Property Owners (Item #10) | 39. <input checked="" type="checkbox"/> Building Locations |
| 12. <input checked="" type="checkbox"/> PLOT PLAN | 40. <input checked="" type="checkbox"/> Building Setbacks |
| 13. <input checked="" type="checkbox"/> Scale (1" = 50' or lesser) | 41. <input checked="" type="checkbox"/> Front Building Elevations |
| 14. <input checked="" type="checkbox"/> Metes and Bounds | 42. <input checked="" type="checkbox"/> Divisions of Occupancy |
| 15. <input checked="" type="checkbox"/> Zoning Designation | 43. <input checked="" type="checkbox"/> Sign Details |
| 16. <input checked="" type="checkbox"/> North Arrow | 44. <input checked="" type="checkbox"/> BULK TABLE INSET |
| 17. <input checked="" type="checkbox"/> Abutting Property Owners | 45. <input checked="" type="checkbox"/> Property Area (Nearest 100 sq. ft.) ACPTS |
| 18. <input checked="" type="checkbox"/> Existing Building Locations | 46. <input checked="" type="checkbox"/> Building Coverage (sq. ft.) PHASE I |
| 19. <input checked="" type="checkbox"/> Existing Paved Areas | 47. <input checked="" type="checkbox"/> Building Coverage (% of Total Area) TO BE PAVED FOR PHASE I |
| 20. <input checked="" type="checkbox"/> Existing Vegetation | 48. <input checked="" type="checkbox"/> Pavement Coverage (Sq. Ft.) PHASE I |
| 21. <input checked="" type="checkbox"/> Existing Access & Egress | 49. <input checked="" type="checkbox"/> Pavement Coverage (% of Total Area) PHASE I |
| <u>PROPOSED IMPROVEMENTS</u> | |
| 22. <input checked="" type="checkbox"/> Landscaping | 50. <input checked="" type="checkbox"/> Open Space (Sq. Ft.) |
| 23. <input checked="" type="checkbox"/> Exterior Lighting | 51. <input checked="" type="checkbox"/> Open Space (% of Total Area) |
| 24. <input checked="" type="checkbox"/> Screening | 52. <input checked="" type="checkbox"/> No. of Parking Spaces Proposed. PHASE I |
| 25. <input checked="" type="checkbox"/> Access & Egress | 53. <input checked="" type="checkbox"/> No. of Parking Required. PHASE I |
| 26. <input checked="" type="checkbox"/> Parking Areas | |
| 27. <input checked="" type="checkbox"/> Loading Areas | |
| 28. <input checked="" type="checkbox"/> Paving Details (Items 25-27) | |

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGEMENT:

The Site Plan has been prepared in accordance with this checklist and the Town of New Windsor Ordinances, to the best of my knowledge.

By: Paul V. Cuomo
Licensed Professional

Date: March 8, 1988

PROXY STATEMENT

for submittal to the

TOWN OF NEW WINDSOR PLANNING BOARD

GEORGE ROSS, deposes and says that he
resides at 99 EDGEMOOD DRIVE CENTRAL VALLEY, NY 10917
(Owner's Address)

in the County of ORANGE

and State of NEW YORK

and that he is the owner in fee of 35-1-45

which is the premises described in the foregoing application and
that he has authorized PAUL V. CUOMO
to make the foregoing application as described therein.

Date: 3/11/88

[Signature]
(Owner's Signature)

[Signature]
(Witness' Signature)

SHORT ENVIRONMENTAL ASSESSMENT FORM

Appendix B Part 617

Project Title: SITE PLAN 35-1-45

Location: _____

I D Number: _____

INSTRUCTIONS:

- (a) In order to answer the questions in this short EAF it is assumed that the preparer will use currently available information concerning the project and the likely impacts of the action. It is not expected that additional studies, research or other investigations will be undertaken.
- (b) If any question has been answered **Yes**, the project may have a significant effect and the full Environmental Assessment Form is necessary. **Maybe** or **Unknown** answers should be considered as **Yes** answers.
- (c) If all questions have been answered **No** it is likely that this project will not have a significant effect.
- (d) If additional space is needed to answer the questions, please use the back of the sheet or provide attachments as required.

ENVIRONMENTAL ASSESSMENT

	YES	NO
1. Will project result in a large physical change to the project site or physically alter more than 10 acres of land?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Will there be a major change to any unique or unusual land form found on the site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Will project alter or have a large effect on an existing body of water?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Will project have an adverse impact on groundwater quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Will project significantly effect drainage flow on adjacent sites?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Will project affect any threatened or endangered plant or animal species?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Will project result in a major adverse effect on air quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Will project have a major effect on the visual character of the community or scenic views or vistas known to be important to the community?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Will project adversely impact any site or structure of historic, prehistoric, or paleontological importance or any site designated as a Critical Environmental Area by a local agency?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. Will project have a major adverse effect on existing or future recreational opportunities?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. Will project result in major traffic problems or cause a major effect to existing transportation systems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12. Is project non-farm related and located within a certified agricultural district?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13. Will project regularly cause objectionable odors, noise, glare, vibration, or electrical disturbance as a result of the project's operation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
14. Will project have any adverse impact on public health or safety?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
15. Will project affect the existing community by directly causing a growth in permanent population of more than 5 percent over a one-year period or have a major negative effect on the character of the community or neighborhood?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is there public controversy concerning any potential impact of the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

FOR AGENCY USE ONLY

Preparer's Signature: _____

Date: 3/8/88

Preparer's Title: _____

Agency: _____

